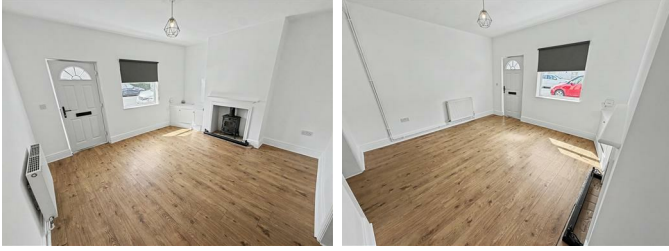




74 Winsover Road, Spalding, PE11 1HA

£800 Per Month

A well-presented two-bedroom mid-terraced home available to rent in the popular market town of Spalding. The accommodation offers a spacious lounge, separate dining room, fitted kitchen, family bathroom, and two well-proportioned bedrooms. Outside, the property benefits from an enclosed rear garden, providing an ideal outdoor space to enjoy. Conveniently located close to local amenities, schools, and transport links, this property is perfect for couples or small families. Early viewing is highly recommended. Deposit £923.07. Council Tax Band A.

Lounge 13'8" x 12'2" (4.19 x 3.71)

A bright and welcoming lounge featuring a uPVC window and entrance door to the front aspect, allowing plenty of natural light. The room benefits from laminate flooring, a charming log burner creating a cosy focal point, a radiator, and double doors opening through to the dining room.

Dining Room 9'10" x 12'1" (3.00 x 3.69)

A spacious dining room with laminate flooring and a radiator, offering an ideal space for family meals or entertaining. Stairs rise to the first-floor landing, while the room flows seamlessly into the open-plan kitchen.

Kitchen 11'10" x 6'11" (3.61 x 2.11)

Fitted with a range of base and eye-level units providing ample storage and worktop space. The kitchen features a fitted gas hob and electric oven, space for a washing machine and fridge, uPVC windows to the rear and side aspects, and a uPVC door providing direct access to the rear garden.

Bedroom One 13'6" x 8'7" (4.14 x 2.62)

A generous double bedroom with a uPVC window overlooking the front aspect, carpeted flooring, and access to the loft via a loft hatch.

Bedroom Two 10'11" x 8'11" (3.33 x 2.72)

A well-proportioned second bedroom featuring a uPVC window to the rear aspect, carpeted flooring, and a radiator.

Bathroom 5'8" x 11'8" (1.75 x 3.58)

Comprising a bath with shower, low-level W/C, and hand wash basin. The bathroom also benefits from a radiator, lino flooring, and a uPVC window to the front aspect providing natural light and ventilation.

Exterior

To the rear, the property enjoys an enclosed garden, offering a private outdoor space to relax or entertain. Please note there is a right of access for the neighbouring property through the rear gates, providing access to the shared allyway.

Additional Information

PLEASE NOTE:

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Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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Property Postcode

For location purposes the postcode of this property is: PE11 1HA

Rental Application

Holding Deposit: A refundable holding deposit (to reserve a property) equivalent to one week's rent. This will be withheld if the applicant (or the guarantor) provide false or misleading information, fail a right to rent check, withdraw from the proposed agreement or fail to take all reasonable steps to enter an agreement (i.e. responding to reasonable requests for information required to progress the agreement) before the 'deadline for agreement'. The 'deadline for agreement' for both parties is usually 15 days after a holding deposit has been received (unless otherwise agreed in writing).

Deposit: A tenancy deposit is used as security for the performance of any obligations, or the discharge of any liability arising under or in connection with the tenancy for example in case of any damage or unpaid rent or bills at the end of the tenancy. A refundable tenancy deposit is capped at no more than five weeks' rent where the annual rent is less than £50,000, or six weeks' rent where the total annual rent is £50,000 or above

Changes to the Tenancy: Payments to change the tenancy when requested by the tenant, is capped at £50, or reasonable costs incurred if higher

Early Termination: If a tenant requests to leave before the end of their tenancy they will be charged to cover the financial loss that the landlord has suffered in permitting, or reasonable costs that have been incurred by the agent in arranging for the tenant to leave early, and for the rent they would have received before the tenancy reaches its end.

Late Rent Payment: A late rent payment will be charged if the rent is outstanding after 14 calendar days and has still not been paid. We will levy the late payment until day 14 but charge from day one. The charge will be at 3% above Bank of

England base rate for each day that the payment is outstanding.

Lost Keys or Other Security Devices; Tenants will be charged a fee to cover the cost of replacing a lost key or security device. This fee will be dependent on the style and make of the key/lock/device. Reasonable costs that have been incurred as a result of having to replace the key or security device will be charged to the tenant.

Changes to the Tenancy; When requested by the tenant there will be a charge capped at £50, or reasonable costs incurred if higher.

Payment on variation, assignment or novation of a tenancy; When a tenant has requested it, there will be a £50 (including vat) charge to vary, assign or replace a tenancy. The payment cannot exceed £50 (including VAT) or the reasonable costs of the person to whom the payment is to be made in respect of the variation, assignment or novation of a tenancy.

Change of Sharer: £50 per replacement tenant or any reasonable costs incurred if higher, to cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution.

Payments in respect of Council Tax; Tenants are required pay the Council Tax on the property they rent unless otherwise stated in the tenancy agreement.

Payments for utilities; The tenant is responsible for payment for or in connection with the provision of a utility if the tenancy agreement requires the payment to be made. NB: In the Tenant Fees Act, utility, means electricity, gas or other fuel, water or sewage.

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Verified Material Information

Council tax band: A

Property construction: Brick

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast are available

Mobile coverage: As stated by Ofcom, EE, o2, Vodafone and Three are good outdoor and in-home

Parking: Street parking

Building safety issues: No

Restrictions: No

Public right of way: Neighbouring property has right of way access across the back of the garden using the gates to get to shared allyway

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - There is a risk of flooding from reservoirs in this area.

Coastal erosion risk: No

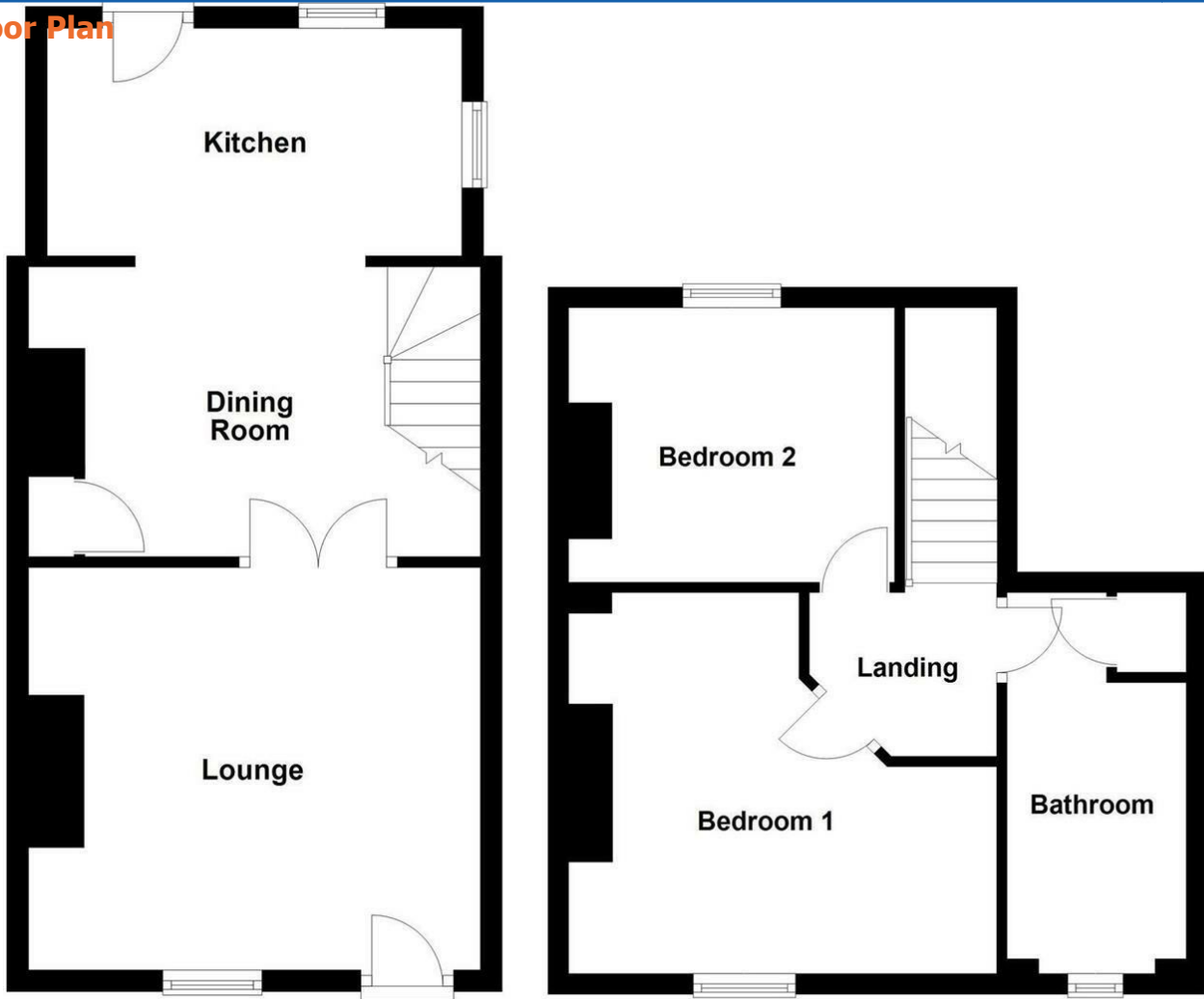
Planning permission: Please refer to South Holland District Council for any planning applications

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D

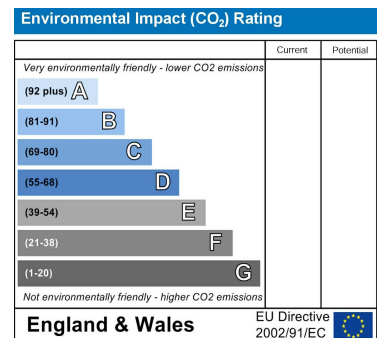
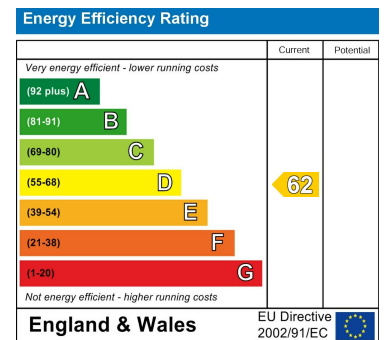
Floor Plan



Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

